142.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,300 /	722,300
					USE VALUE:	722,300 /	722,300
					ASSESSED:	722,300 /	722,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARLAS DEMETRA		
Owner 2:			
Owner 3:			
Street 1:	24 BONAD RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	OSULLIVAN TIMOTHY -
Owner 2:	-
Street 1:	77 WATERTOWN ST
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 4,662 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Aluminum Exterior and 1378 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4662.000	274,100	300	447,900	722,300
Total Card	0.107	274,100	300	447,900	722,300
Total Parcel	0.107	274,100	300	447,900	722,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.32 | /Parcel: 524.3

Legal Description

User Acct 91876

GIS Ref

GIS Ref

Insp Date 12/02/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0004-0011.0

!11015!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,800	300	4,662.	447,900	693,000	693,000	Year End Roll	12/18/2019
2019	101	FV	211,200	300	4,662.	419,900	631,400	631,400	Year End Roll	1/3/2019
2018	101	FV	211,200	300	4,662.	347,100	558,600	558,600	Year End Roll	12/20/2017
2017	101	FV	211,200	300	4,662.	319,100	530,600	530,600	Year End Roll	1/3/2017
2016	101	FV	211,200	300	4,662.	291,100	502,600	502,600	Year End	1/4/2016
2015	101	FV	199,300	300	4,662.	285,500	485,100	485,100	Year End Roll	12/11/2014
2014	101	FV	199,300	300	4,662.	265,400	465,000	465,000	Year End Roll	12/16/2013
2013	101	FV	199,300	300	4,662.	252,500	452,100	452,100		12/13/2012

PRINT

Date	Time
12/11/20	01:13:58

LAST REV

Date	Time
08/07/20	10:15:30
danam	

PAT ACCT. 11015

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSULLIVAN TIMOT	71021-185	1	5/17/2018	Change>Sale	609,000	No	No		
OSULLIVAN MICHA	64640-547		12/11/2014	Estate/Div	420,000	No	No		Michael OSullivan d.o.d. 11/10/1994. Catherin
	10720-171		12/22/1964			No	No		N

USER DEFINED

Prior Id # 1:	91876
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2019	996	Addition	75,220	O				
10/15/2018	1495	Inter Fi	14,850	C				
8/23/2018	1203	Alterati	6,800	C				
7/31/2018	1070	Redo Kit	32,935	C				
7/24/2018	1026	Heat App	9,405	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Left Notice	DGM	D Mann
7/15/2020	Permit Visit	DGM	D Mann
12/2/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
12/3/2008	Meas/Inspect	189	PATRIOT
11/17/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4662		Sq. Ft.	Site		0	80.	1.20	9									447,888						447,900	

Total AC/HA: 0.10702 | Total SF/SM: 4662 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 447,888 | Spl Credit | Total: 447,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02910507
Adj $ / SQ:	180.608
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336690
Depreciation:	62624
Depreciated Total:	274066

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

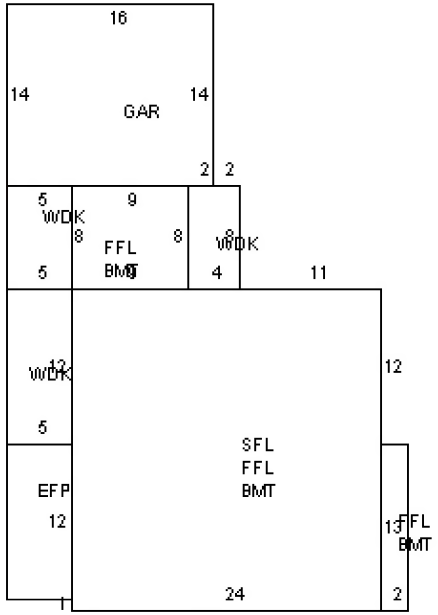
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.61
Special Features:	0	Val/Su Net:	116.54
Final Total:	274100	Val/Su SzAd	221.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	698	57.650	40,240
FFL	First Floor	698	180.610	126,064
SFL	Second Floor	540	180.610	97,528
GAR	Garage	224	26.920	6,031
WDK	Deck	132	13.970	1,844
EFP	Enclos Porch	60	74.710	4,483

Net Sketched Area:	2,352			Total:	276,190
Size Ad	1238	Gross Are	2412	FinArea	1378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X12	A	AV	1970	6.00	T	39.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	
				Total:	300